



Document 2025 1442

Book 2025 Page 1442 Type 03 001 Pages 2

Date 6/09/2025 Time 11:32:47AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Taxpayer: Neil D. Hart Trust, 1624 Lincoln Court, Longmont, CO 80501

Prepared By and Return To: John G. De Koster, 1102 Main Street, P.O. Box 801, Hull, IA 51239, Tel: (712) 439-2511



WARRANTY DEED

For the consideration of Less Than Five Hundred Dollar(s) and other valuable consideration, Neil D. Hart, a single person, does hereby Convey to Neil D. Hart, Trustee of the Neil D. Hart Trust under agreement dated May 6, 2025, the following described real estate in Madison County, Iowa:

Lot One (1) of Cedar Ridge Subdivision, a Subdivision in part of the Southeast Quarter (SE1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-eight (28), West of the 5th P.M.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This deed is exempt according to Iowa Code 428A.2(21).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

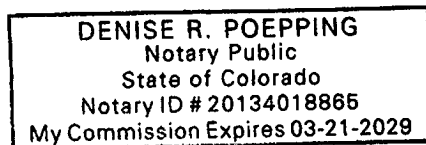
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 22, 2025.

Neil D. Hart
Neil D. Hart, Grantor

STATE OF COLORADO, COUNTY OF BOULDER

This record was acknowledged before me on May 22, 2025,
by Neil D. Hart, a single person.



Denise R Poepping
Signature of Notary Public